

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

209 Widford Street, Broadmeadows Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$575,000

&

\$595,000

Median sale price

Median price

\$550,250

Property Type

House

Suburb

Broadmeadows

Period - From

15/03/2020

to

14/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Ortolan Av BROADMEADOWS 3047	\$593,500	23/10/2020
2	14 Graham St BROADMEADOWS 3047	\$580,000	09/03/2021
3	17 Gavin St JACANA 3047	\$580,000	27/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/03/2021 14:44



 3  1  1

Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price

\$575,000 - \$595,000

Median House Price

15/03/2020 - 14/03/2021: \$550,250

Comparable Properties



27 Ortolan Av BROADMEADOWS 3047 (REI)

Agent Comments

 3  1  2

Price: \$593,500

Method: Private Sale

Date: 23/10/2020

Rooms: 5

Property Type: House (Res)

Land Size: 605 sqm approx



14 Graham St BROADMEADOWS 3047 (REI)

Agent Comments

 3  1  2

Price: \$580,000

Method: Sold Before Auction

Date: 09/03/2021

Property Type: House (Res)

Land Size: 642 sqm approx

17 Gavin St JACANA 3047 (REI)

Agent Comments

 3  1  2

Price: \$580,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House